

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 30, 2008 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos, Acting Zoning Administrator

STAFF MEMBER: Rami Talleh, Pamela Avila (recording secretary)

MINUTES: July 11, 2007
November 7, 2007
December 12 and 19, 2007
January 9, 2008
CONTINUED TO THE FEBRUARY 13, 2008 MEETING

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2007-021 (JAN RESIDENCE)

APPLICANT: Joe Vertrees, 532 E. Lambert Rd., Brea, CA 92821
PROPERTY OWNER: Bess Jeong Jan, 16851 Marina Bay Dr., Huntington Beach, CA 92649
REQUEST: To permit a 1,289 sq. ft. first and second floor addition and a 371 sq. ft. garage addition to an existing single family home.
LOCATION: 16851 Marinabay Drive, 92649 (terminus of Marinabay Dr., east of Coral Cay Ln. – Huntington Harbor)
PROJECT PLANNER: Rami Talleh

Rami Talleh, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Staff reported that the proposed addition consists of converting an existing carport into an enclosed garage and expanding the house to five bedrooms.

THE PUBLIC HEARING WAS OPENED.

Arthur Jan, property owner, did not have any comments. He announced that he was available to answer any questions.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Ricky Ramos, Acting Zoning Administrator, asked staff if there were any comments or inquiries from the public on this item. Staff stated that no inquiries were received.

Mr. Talleh reviewed the suggested conditions of approval.

Mr. Ramos stated that he had read the staff report and concurred with the findings and conditions recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 2007-021 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of an addition to an existing single-family dwelling.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-021:

1. Coastal Development Permit No. 2007-021 to permit construction of a first and second story addition (approximately 1,289 sq. ft.) to an existing two-story single-family dwelling, as proposed, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code including maximum site coverage, maximum building height, minimum yard setbacks, and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed addition will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed addition will not impede public access or impact public views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-021:

1. The site plan, floor plans, and elevations received and dated December 10, 2007 shall be the conceptually approved design with the following modifications:
 - a. Revise the zoning conformance matrix on Sheet A1.1 under Landscaping to state the minimum required 40% of landscaping within the front yard setback and the amount of landscaping proposed.
 - b. Revise the Area Analysis on Sheet A1.1 to identify the existing first floor and second floor living space.
 - c. Revise the site plan and provide a minimum of 40% landscaping within the 20 ft. front yard setback.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

THE MEETING WAS ADJOURNED AT 1:40 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, FEBRUARY 13, 2008 AT 1:30 PM.



Ricky Ramos
Acting Zoning Administrator

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